

330.04'

S00°42'47"E  
757.83'

NOT PART OF THIS APPLICATION

PARCEL 1  
= 5.74 Acres

330.26'

N88°18'35"E  
974.78'

Outline of Future Pavement  
Geometry : T=50'

PARK TRACT 3

PARK TRACT 1

PARK TRACT 2

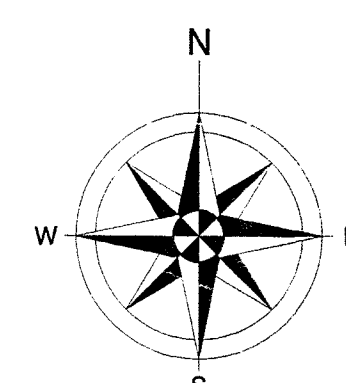
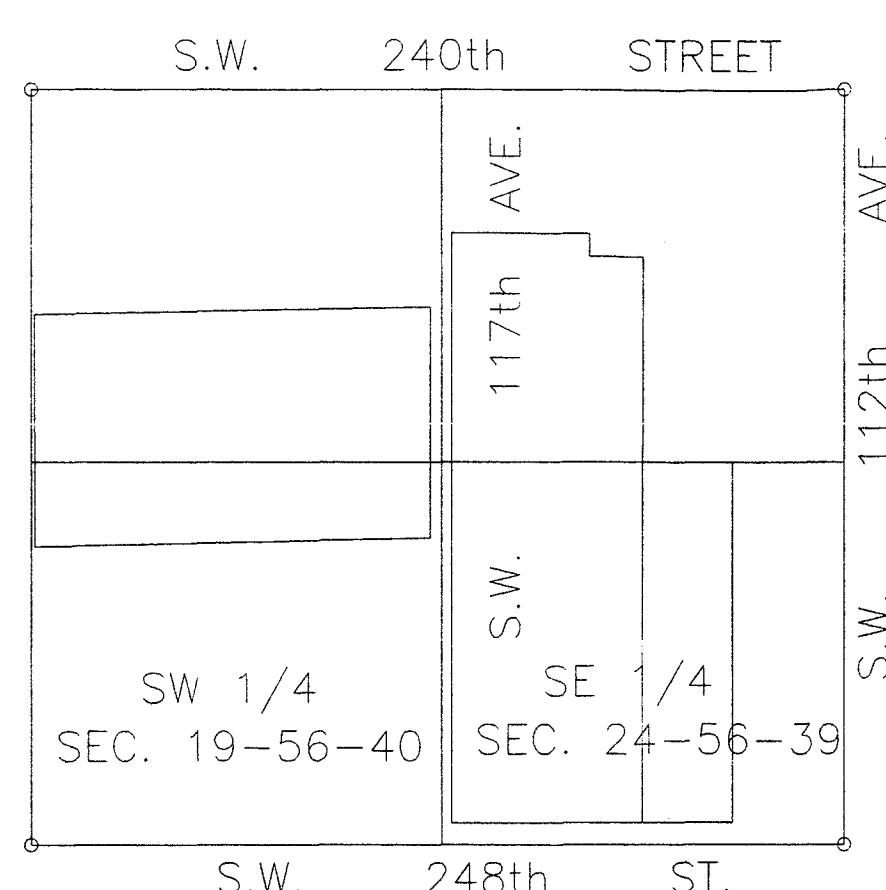
PARK TRACT 5

PARK TRACT 6

PARK TRACT 4

PARK TRACT 8

SEE SHEET L-2 FOR CONTINUATION



# SITE TREE KEY

KEY	BOTANICAL & COMMON NAME
	Conocarpus erectus Green Buttonwood
	Quercus virginiana Live Oak
	Swietenia mahagoni Mahogany
	Bauhinia blakeana
	Hong Kong Orchid
	Roystonea elata Royal Palm
	Syngonium podophyllum Queen Palm
	Wodyetia bifurcata Foxtail Palm

SEE SHEET L-3 FOR PLANT LIST

RECEIVED  
JUL 17 2002  
DEPT. OF PLANNING & ZONING  
ZONING EVALUATION SECTION

PROPOSED 60 ACRE P.A.D.  
FOR G.C. HOMES, INCORPORATED  
MIAMI, DADE COUNTY, FLORIDA

## REVISION

- #1 REVISED PER SITE PLAN  
CHANGE 04 / 12 / 2002
- #2 REVISED PER SITE PLAN  
CHANGE 04 / 24 / 2002
- #3 REVISED PER SITE PLAN  
CHANGE 07 / 05 / 2002
- #4 REVISED PER SITE PLAN  
CHANGE 07 / 08 / 2002



WITKIN  
DESIGN GROUP

LANDSCAPE  
ARCHITECTURE  
AND PLANNING  
16853 N.E. 2ND AVENUE  
SUITE 401  
NORTH MIAMI BEACH, FL 33152  
TEL. 305-650-8880  
FAX 305-650-9057

MEMBER: AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

TITLE: LANDSCAPE PLAN

DATE: 03/15/02

SCALE: 1" = 40' - 0"

DRAWING NO:

L - 1



SEE SHEET L-1 FOR CONTINUATION

2.4 Acre  
Charter School Site

SW 1/4 OF SEC. 19-56-40

PARCEL 3  
= 31.22 Acres

SITE TREE KEY

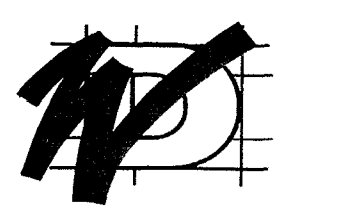
KEY	BOTANICAL & COMMON NAME
	Conocarpus erectus
	Green Buttonwood
	Quercus virginiana
	Live Oak
	Swietenia mahagoni
	Mahogany
	Bauhinia blakeana
	Hong Kong Orchid
	Roystonea elata
	Royal Palm
	Syzygium romanzoffiana
	Queen Palm
	Wodyetia bifurcata
	Foxtail Palm

SEE SHEET L-3 FOR PLANT LIST

PROPOSED 60 ACRE P.A.D.  
FOR G.C. HOMES, INCORPORATED  
MIAMI, DADE COUNTY, FLORIDA

REVISION

- #1 REVISED PER SITE PLAN  
CHANGE 04 / 12 / 2002
- #2 REVISED PER SITE PLAN  
CHANGE 04 / 29 / 2002
- #3 REVISED PER SITE PLAN  
CHANGE 07 / 05 / 2002
- #4 REVISED PER SITE PLAN  
CHANGE 07 / 08 / 2002



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MEMBER: AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

TITLE: LANDSCAPE PLAN

DATE: 03/15/02

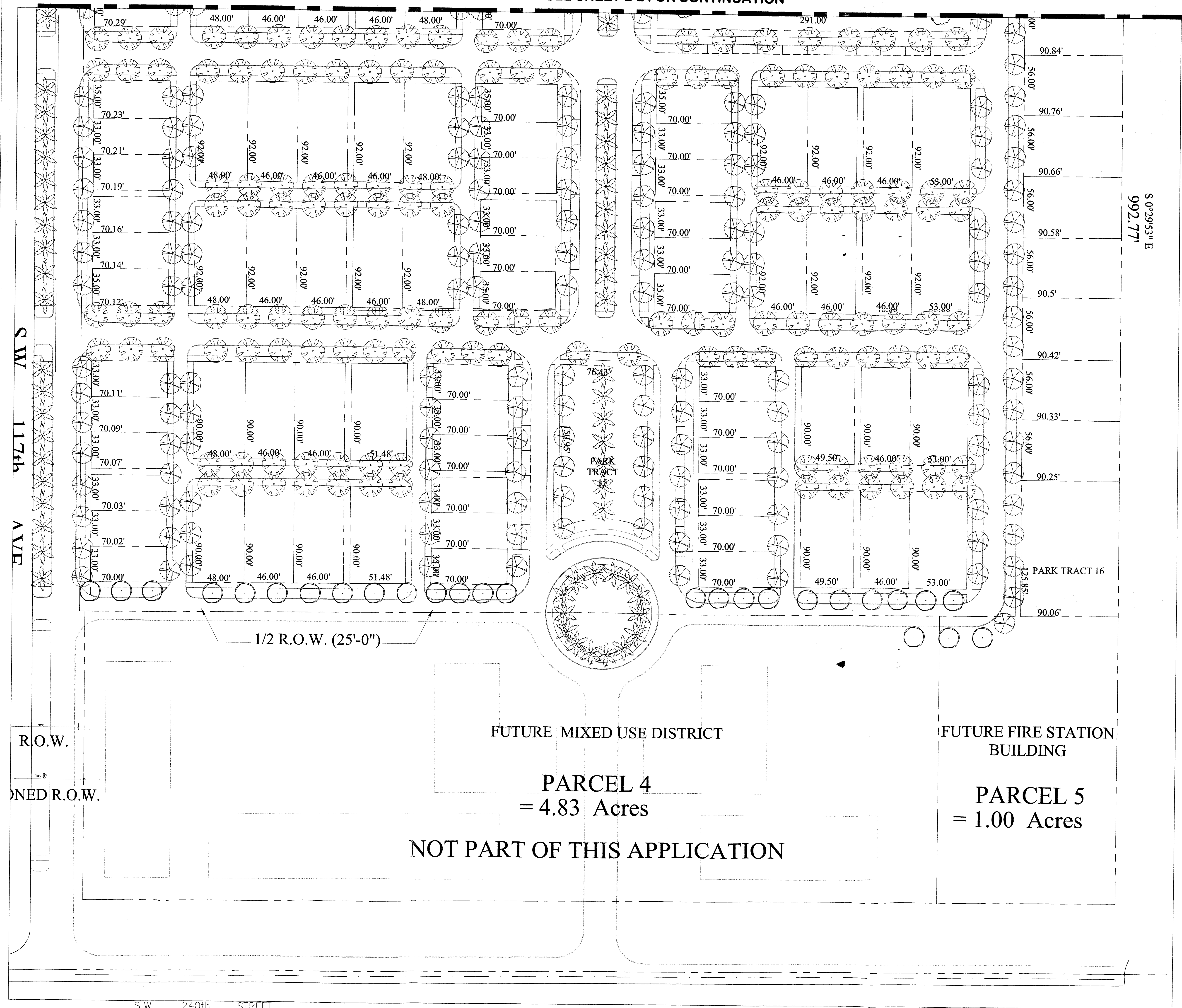
SCALE: 1" = 40' - 0"

DRAWING NO:

L - 2

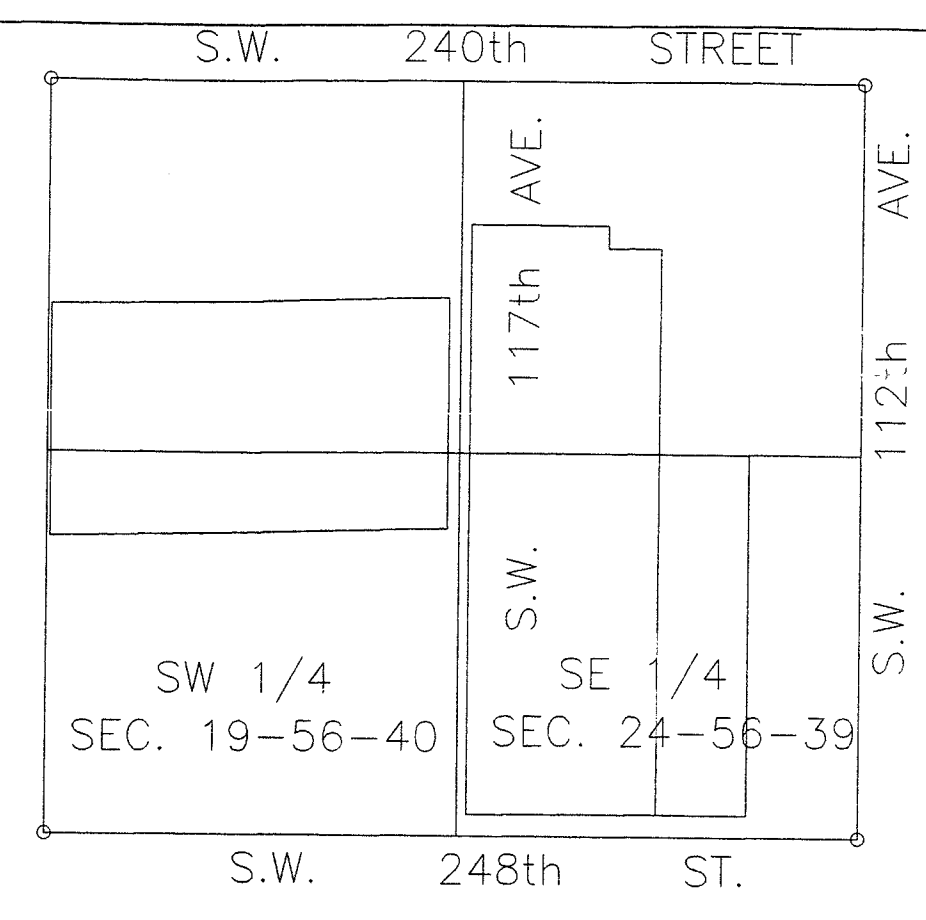


SEE SHEET L-2 FOR CONTINUATION



SW 117th AVE

R.O.W.  
ONED R.O.W.



KEY	BOTANICAL & COMMON NAME	SPECIFICATIONS	QTY.
	Conocarpus erectus*	12ft. ht., 6ft. spr., 4.5ft. C.T., 2.5in. D.B.H. cal. min.	21
	Green Buttonwood	Field grown	
	Quercus virginiana*	12ft. ht., 6ft. spr., 4.5ft. C.T., 2.5in. D.B.H. cal. min.	482
	Live Oak	Field grown	
	Swietenia mahagoni*	12ft. ht., 6ft. spr., 4.5ft. C.T., 2.5in. D.B.H. cal. min.	604
	Mahogany	Field grown	
	Bauhinia blakeana	10ft. ht., 4ft. spr., 2 in. D.B.H. cal. min.	27
	Hong Kong Orchid	Field grown	
	Roystonea elata *	18-20ft. O.A. ht.	120
	Royal Palm	Field grown, Matched hts.	
	Syagrus romanzoffiana	14ft. O.A. ht.	12
	Queen Palm	Field grown, Matched hts.	
	Wodyetia bifurcata	14ft. O.A. ht.	125
	Foxtail Palm	Field grown, Single Trunk, Matched hts.	

- NOTES: 1. PLANTS TAKE PRECEDENCE OVER PLANT LIST.  
 2. \*PLANT SPECIES THAT ARE NATIVE TO SOUTH FLORIDA AS OUTLINED BY THE SOUTH FL. WATER MANAGEMENT DIST. XERISCAPE PLANT GUIDE II.  
 3. PLANTS SHALL BE FLORIDA NO. 1 OR BETTER AS OUTLINED IN THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS.  
 4. PLANTS SPECIFIED AS "MATCHED" SHALL BE SIMILAR IN HEIGHT, SHAPE AND FORM, NO EXCEPTIONS.  
 5. NO TREES SHALL BE LOCATED CLOSER THAN 10ft. TO SITE LIGHTING POLES OR 4ft. FROM UNDERGROUND UTILITY LINES.  
 6. NO LANDSCAPING SHALL BE PLANTED WITHIN 4ft. OF ANY FIRE HYDRANT, ALL FIRE DEPARTMENT CONNECTIONS AND CHECK VALVE DEVICES.

SITE TREE REQUIREMENTS			
	SITE DATA	TREES REQ.	TREES PROV.
STREET TREES	36,100 L.F. TOTAL @ 1 TREE PER 35 L.F.	1012	1229*
LOT TREES	266 DWELLINGS TOTAL @ 3 TREES PER LOT	798	798**
ADDITIONAL SITE TREES	N/A	N/A	33***
TOTAL TREES	N/A	1810****	2060

- NOTES:  
 \*ESTIMATED NUMBER OBTAINED BY CALCULATING TOTAL LINEAL STREET FRONTAGE (41,420 L. F.) AND SUBTRACTING STREET FRONTAGE AT FUTURE DRIVEWAYS (266 UNITS @ 20 L. F. EACH EQUALS 5320 L. F. OF DRIVEWAYS).  
 \*\*NUMBER INCLUDES ESTIMATED AMOUNT OF LOT TREES PROVIDED FOR ENTIRE SITE BASED UPON TYPICAL UNIT LANDSCAPE PLANS ON SHEET L-4.  
 \*\*\*NUMBER INCLUDES QUEEN PALMS (2:1) AND GREEN BUTTONWOOD TREES (1:1) INDICATED IN THE COMMON AREAS OF OVERALL SITE PLANTING PLAN.  
 \*\*\*\*AS PER DADE COUNTY CODE, 18,100 SHRUBS SHALL BE PROVIDED (10 SHRUBS FOR EACH TREE REQUIRED)

PROPOSED 60 ACRE P.A.D.  
 FOR G.C. HOMES, INCORPORATED  
 MIAMI, DADE COUNTY, FLORIDA

- REVISION  
 #1 REVISED PER SITE PLAN CHANGE 04 / 12 / 2002  
 #2 REVISED PER SITE PLAN CHANGE 04 / 29 / 2002  
 #3 REVISED PER SITE PLAN CHANGE 07 / 05 / 2002  
 #4 REVISED PER SITE PLAN CHANGE 07 / 08 / 2002

**WITKIN**  
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 SUITE 401  
 NORTH MIAMI BEACH, FL 33162  
 TEL 305-650-8569  
 FAX 305-650-9057

TITLE: LANDSCAPE PLAN  
 DATE: 03/15/02  
 SCALE: 1" = 40' - 0"  
 DRAWING NO: L - 3



PROPOSED 60 ACRE P.A.D.  
FOR G.C. HOMES, INCORPORATED  
MIAMI, DADE COUNTY, FLORIDA

REVISION  
NO. COMMENTS DATE



WITKIN  
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MEMBER AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS  
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TITLE: TYPICAL UNIT  
LANDSCAPE PLAN

DATE: 03/15/02

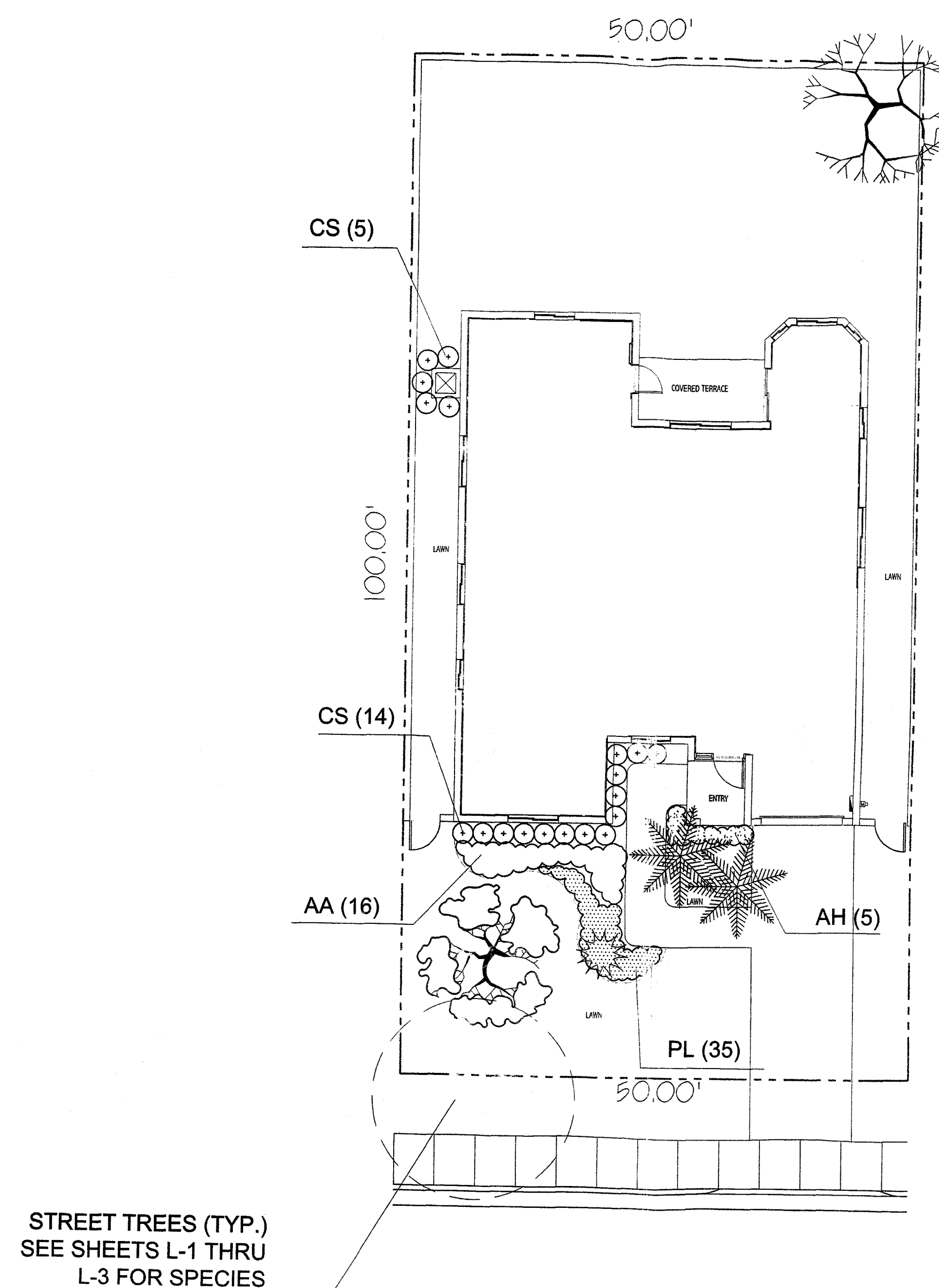
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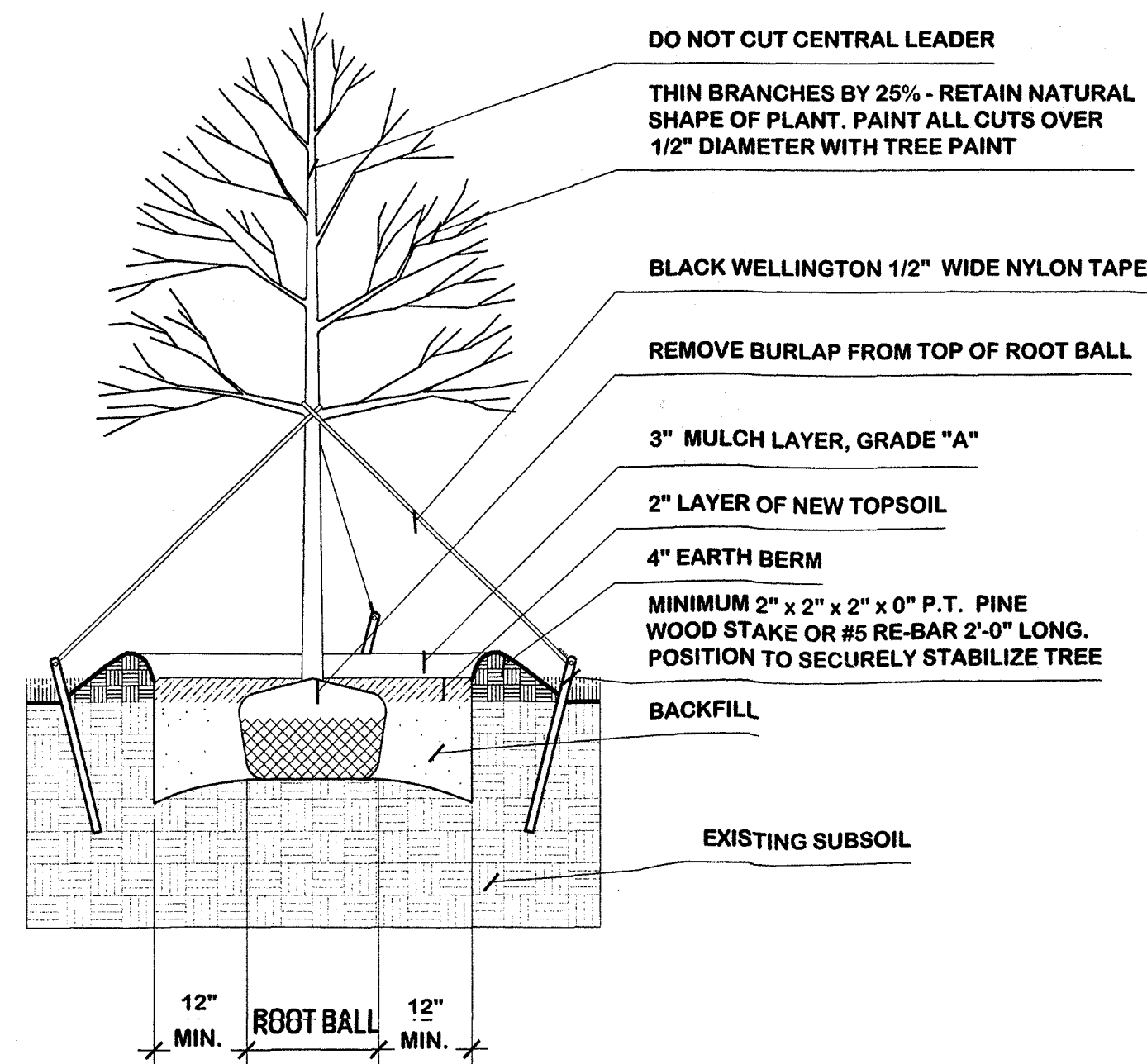
L-4

LANDSCAPE LIST			
QUANTITY	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
1		Cordia sebestena GEIGER TREE	10' ht. X 6' spr. 1 g.
1		Phoenix roebelenii PYGMY DATE PALM	4' o. a. ht. 15 gal.
1		Tabebuia impetiginosa PURPLE TRUMPET TREE	12' ht. X 6' spr. 1 g.
2		Velechia montgomeryana MONTGOMERY PALM	16' o. a. matched hts. 1 g.
16	AA	Agave attenuatus LILY OF THE NILE	18" ht. X 18" spr. 3 gal.
5	AH	Alternanthera versicolor HENDERSON'S DWARF DWARF ALLAMANDA	18" ht. X 18" spr. 3 gal.
19	CS	Conocarpus erectus 'Serotinus' SILVER BUTTWOOD	24" ht. X 24" spr. 3 gal.
35	PL	Pennisetum setaceum New York Red SHORT RED PENTAS	1 gal. full
AS REQ'D	LAWN	Stenotaphrum secundatum ST. AUGUSTINE GRASS	Solid Even Sod

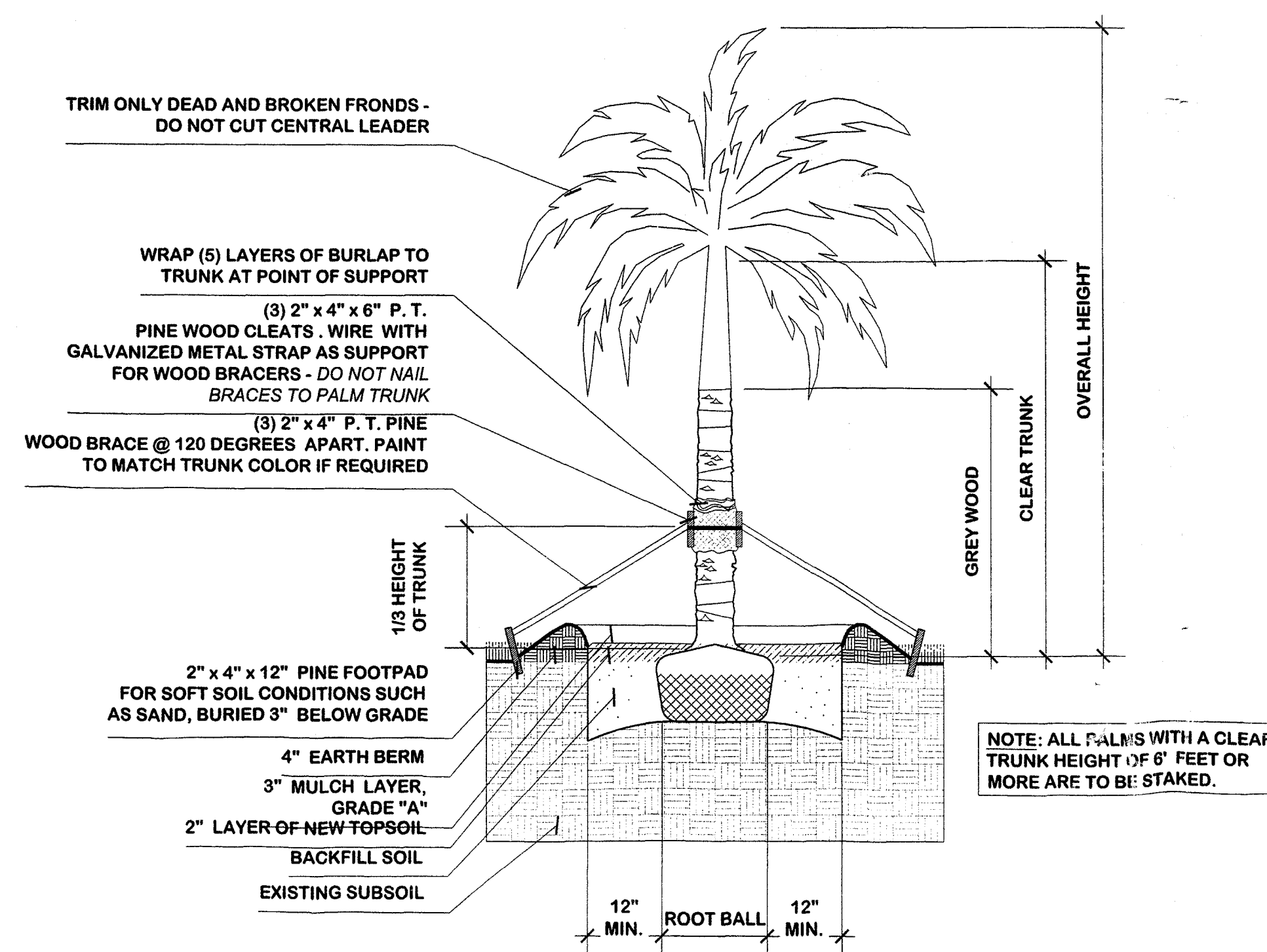
LANDSCAPE LEGEND Ordinance 98-13		
ZONE DISTRICT: RU-1M (a)		
Gross Land: 5000 (s. f.)	Net Land: 5000 (s. f.)	Water Bodies: 0
Landscape Open Space (if applicable)	REQ. N/A	PROV. N/A
Greenbelt Width (if applicable)	N/A	N/A
Lawn Area (As defined in Ordinance)	35%	35%
TREES:		
Trees per Net Lot:	3	3
Note: 30% of required trees and/or palms shall be native species.		
Street Trees:	1*	1 (separate plan)
TOTAL NUMBER OF TREES	4	4
SHRUBS: (10 shrubs for each tree req.)	40	40
30% shrubs/hedge shall be native species.		
Irrigation system required pursuant to Chapter 33 Dade County Code		
*SEE SHEETS L-1 THRU L-3 FOR STREET TREE PLANTING		



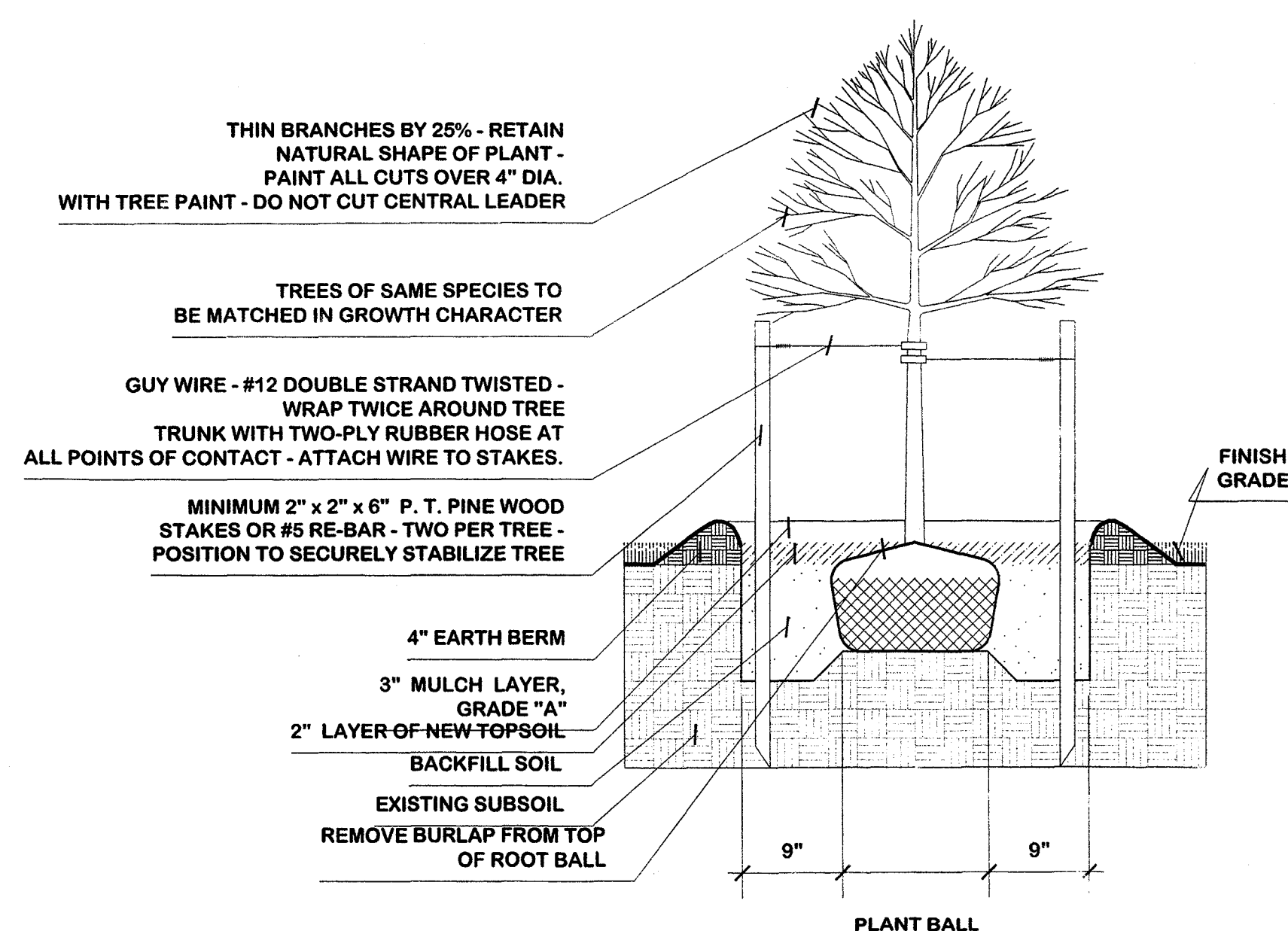




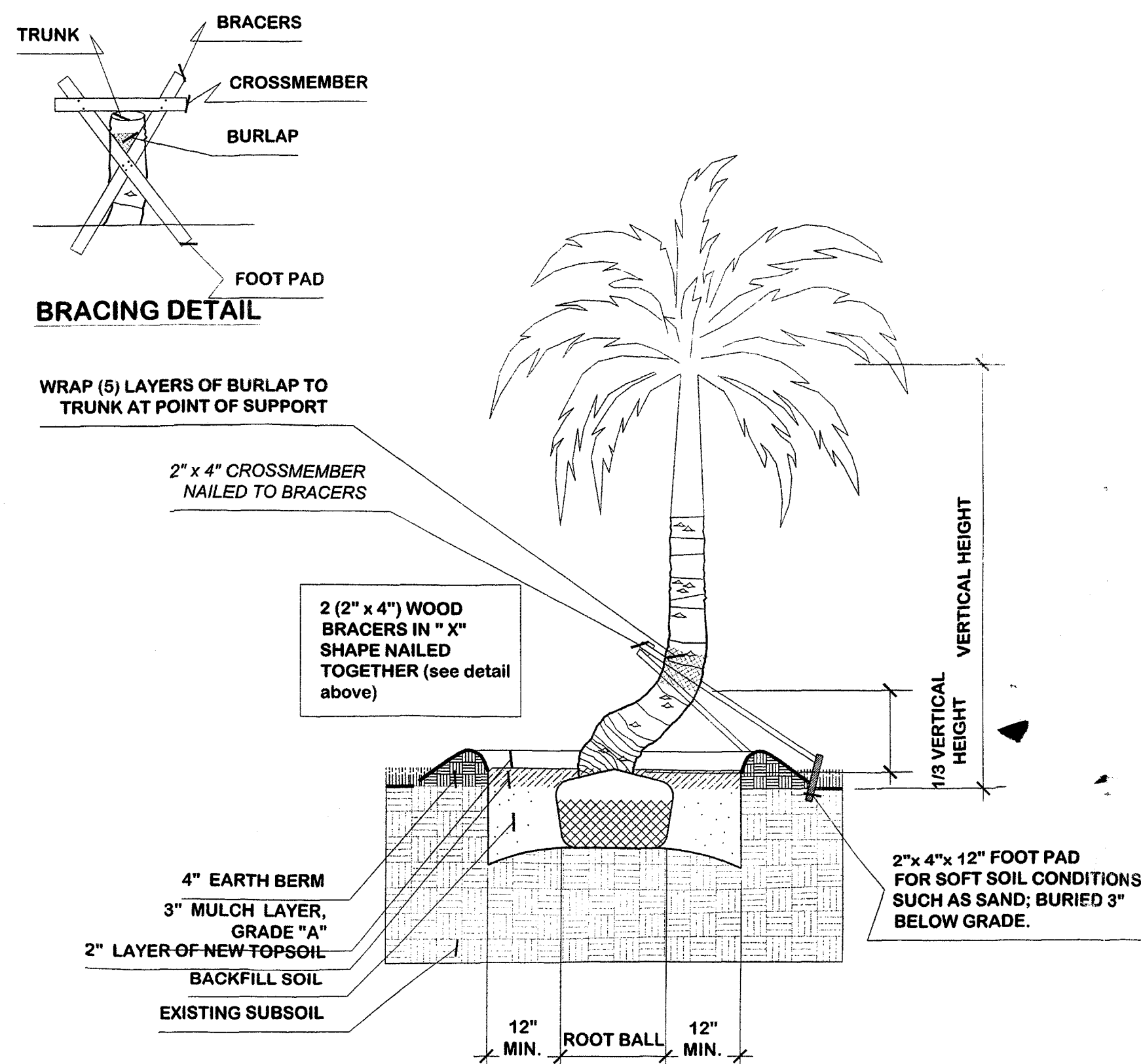
LARGE TREE PLANTING DETAIL



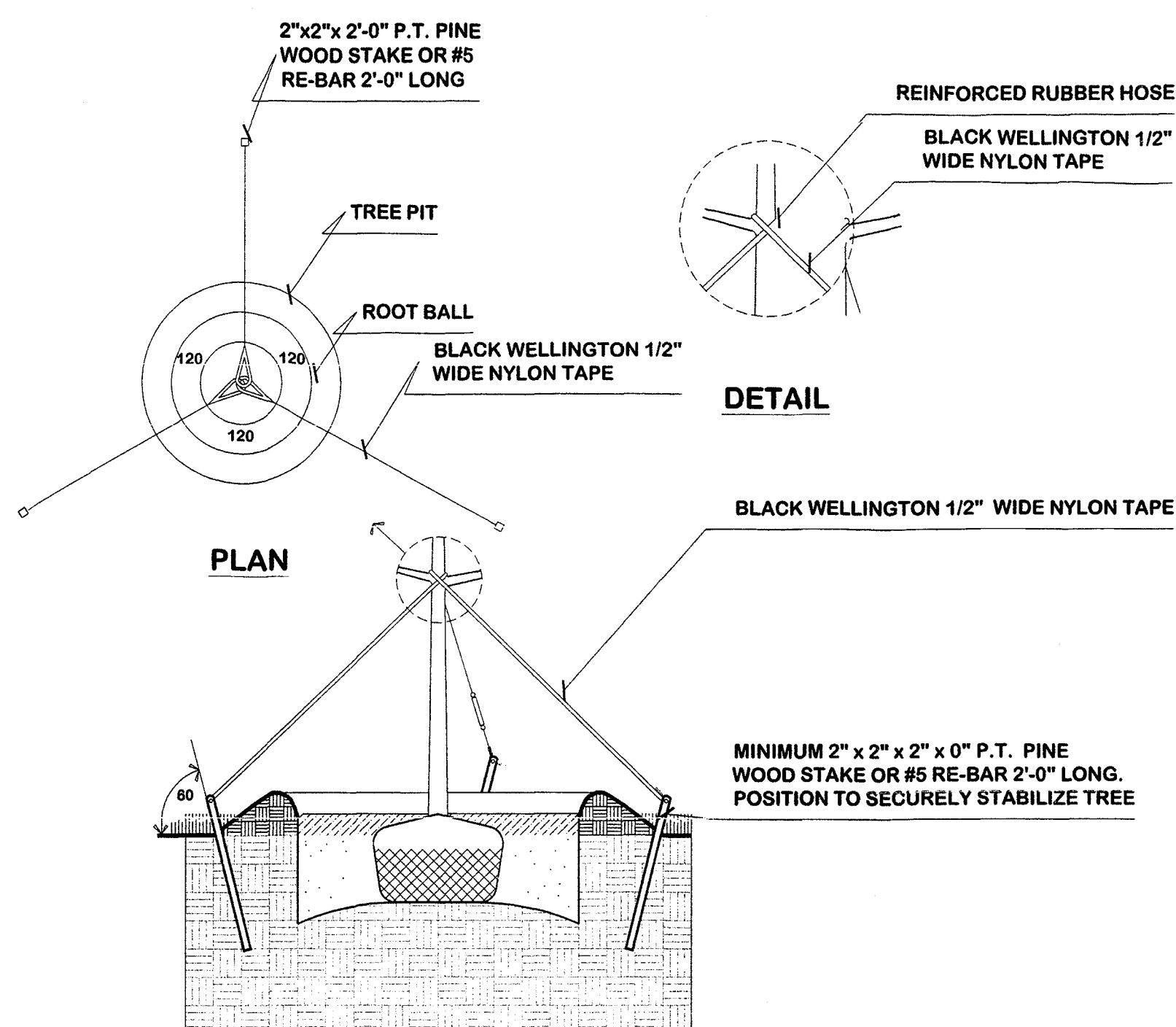
STRAIGHT TRUNK PALM PLANTING DETAIL



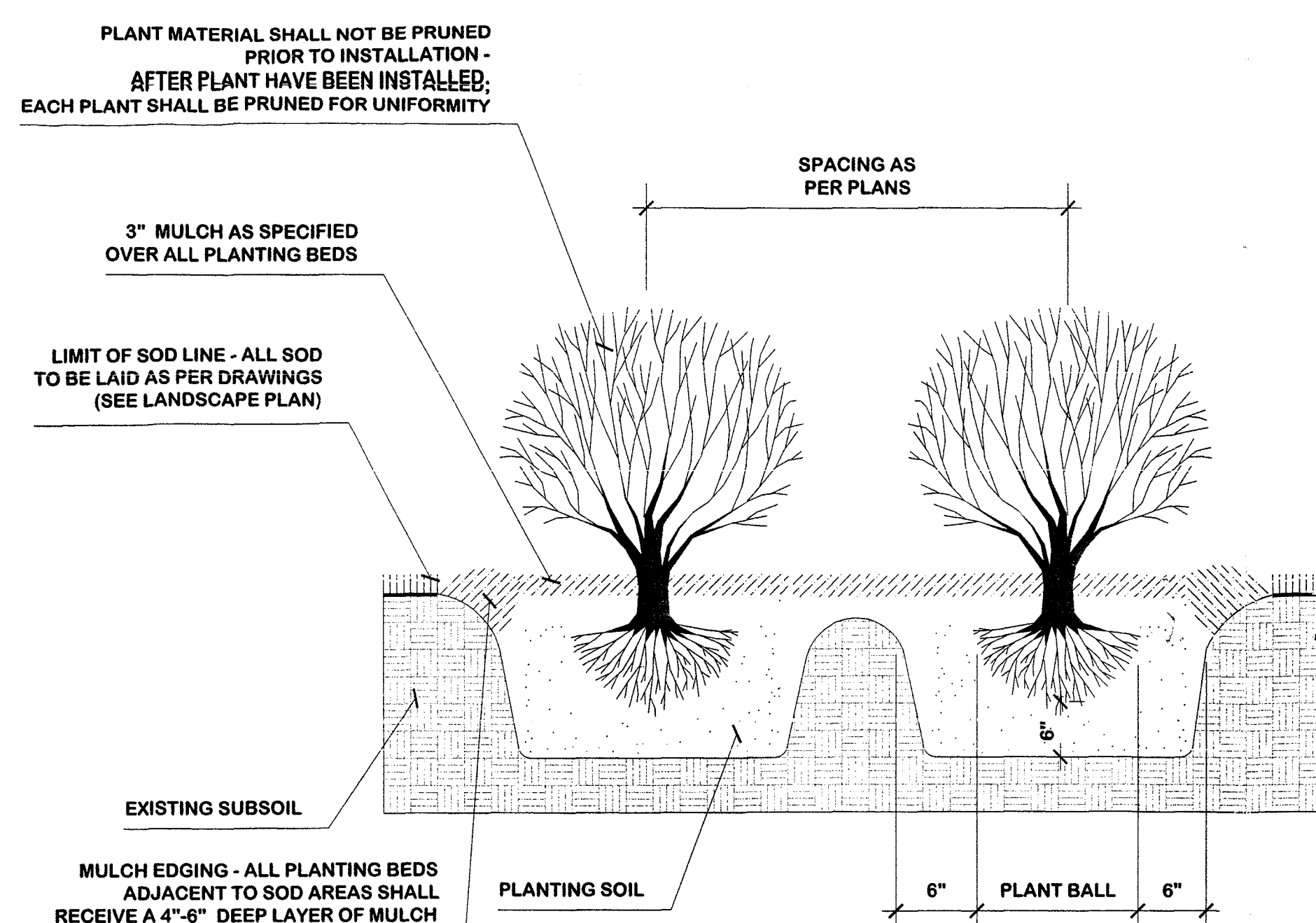
SMALL TREE PLANTING DETAIL



CURVED TRUNK PALM PLANTING DETAIL

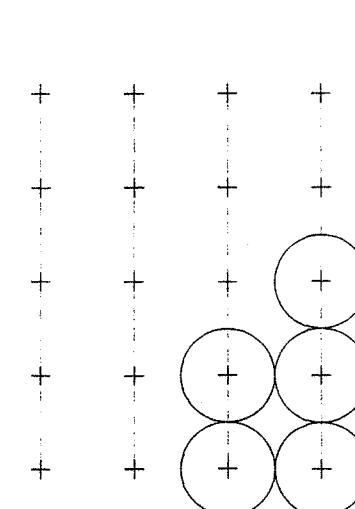


TYPICAL TREE GUYING DETAIL

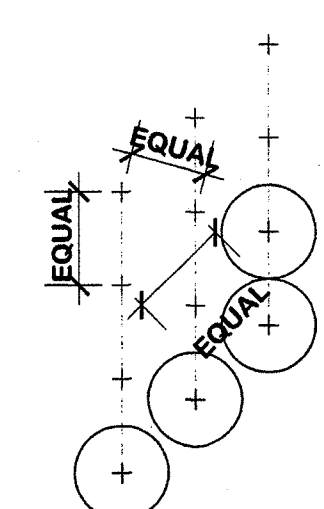


TYPICAL SHRUB PLANTING DETAIL

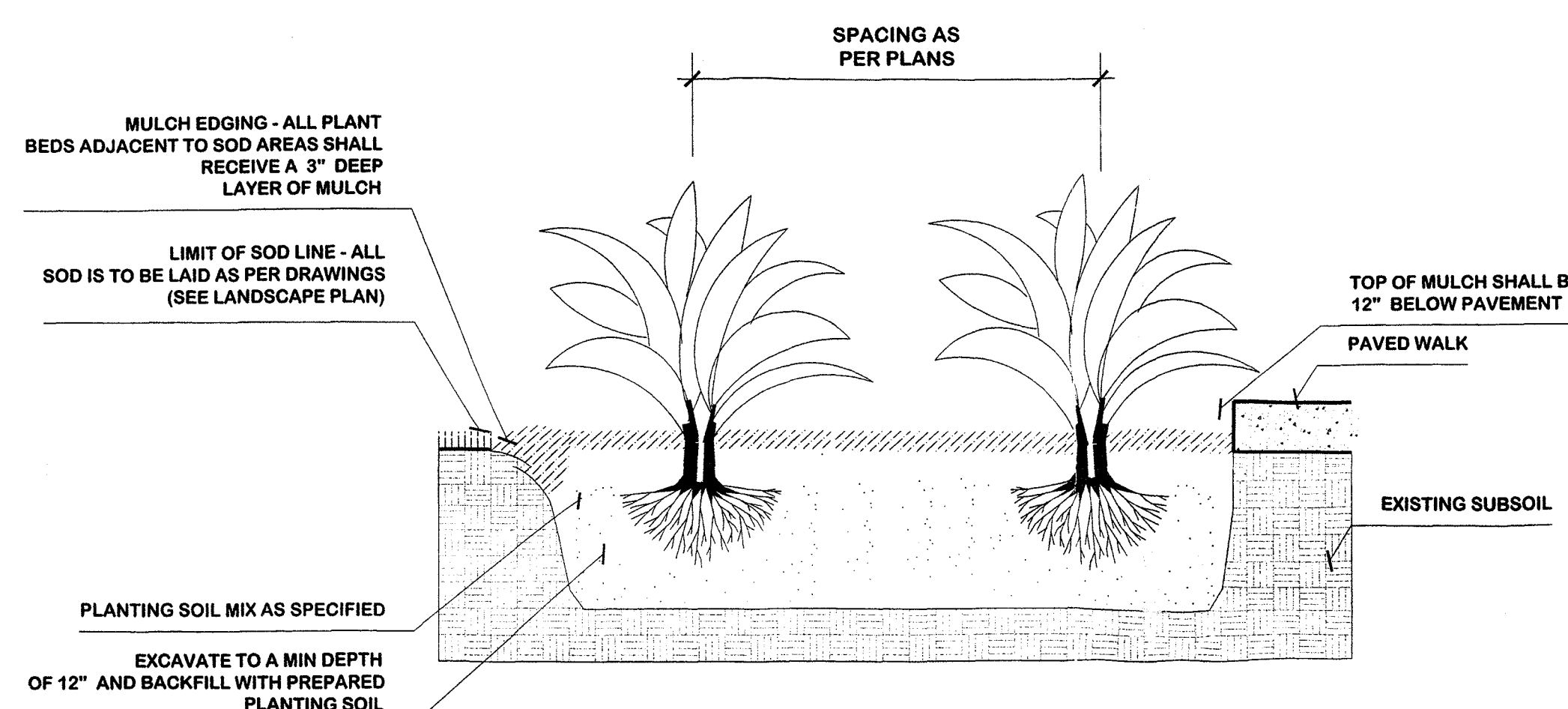
NOTE: IN MOST CASES, TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



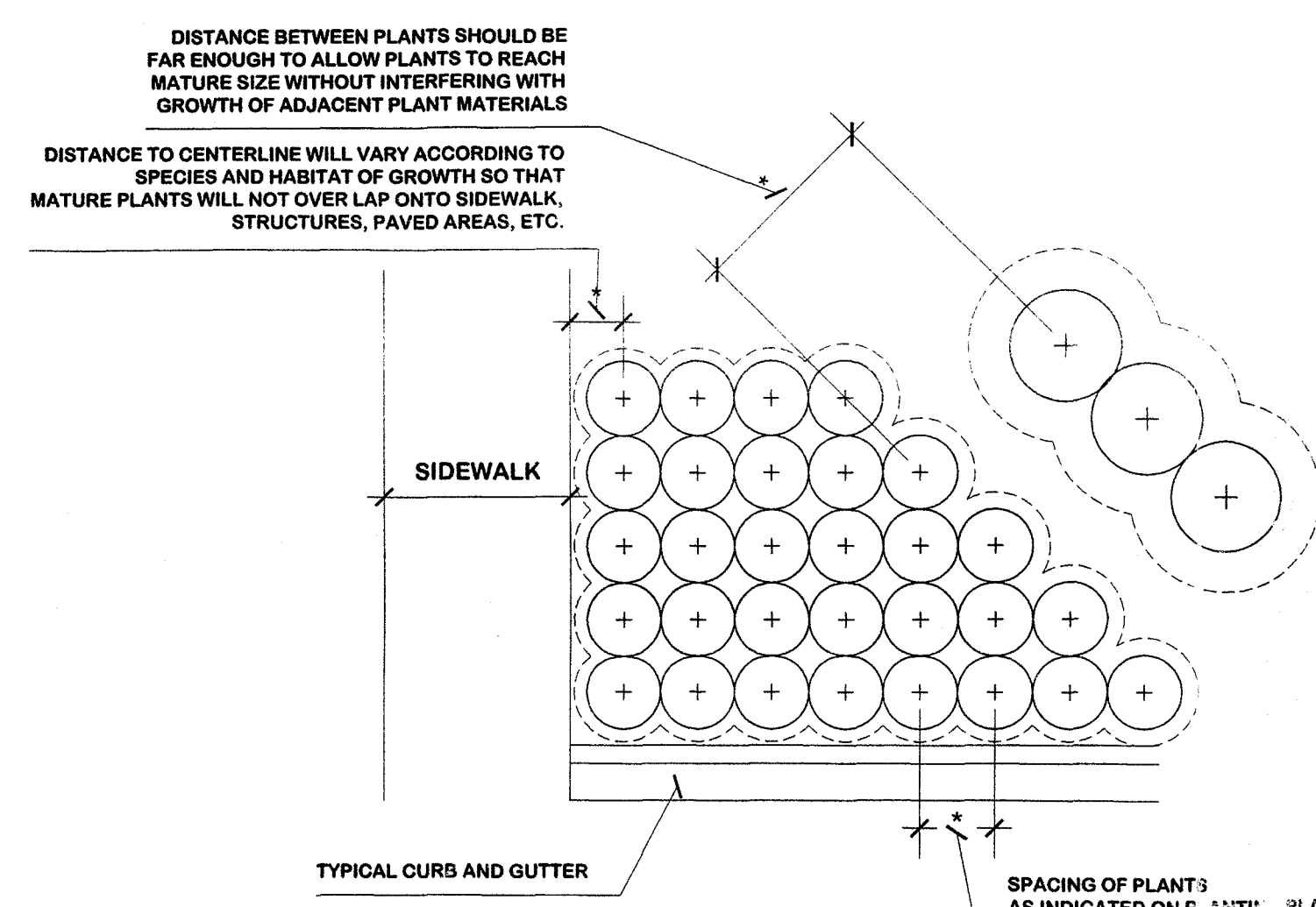
SQUARE SPACING



TRIANGULAR SPACING



TYPICAL GROUND COVER PLANTING DETAIL



TYPICAL CONTAINER SPACING

#### PLANTING NOTES:

(See plant specification and details for additional standards)

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine "Floritam" solid sod. See limit on plan. All areas marked "Bahia Grass" shall be solid sodded with *Paspalum notatum*. All sod is to be laid level, tight, and cut even along planting beds.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and / or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verifications for 100% sod coverage for all areas specified.

- All landscape areas that are to be provided with an automatic sprinkler system will provide 100% coverage, and 50% overlap, as per Chapter 33 of Miami-Dade County Code.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- All lawn located in parking islands is to be set flush with top of curb. Provide adequate soil to within 3" of top of curb.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free by Morris Magic soil, Hialeah, Florida. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

#### GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etc. are to be brought to the attention of the Landscape Architect for clarification prior to installation.

PROPOSED 60 ACRE P.A.D.  
FOR G.C. HOMES, INCORPORATED  
MIAMI, DADE COUNTY, FLORIDA

#### REVISION

NO. COMMENTS

DATE



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TITLE: LANDSCAPE DETAILS

DATE: 03/15/02

SCALE: NOT TO SCALE

DRAWING NO:

L - 5